012.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,100 / 865,100
					USE VALUE:	865,100 / 865,100
					ASSESSED:	865,100 / 865,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		PUTNAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOHUE COLLEEN			
Owner 2:				
Owner 3:				
Street 1:	1 PUTNAM RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	MURRY GEORGE V & HELEN V -
Owner 2:	LIFE ESTATE -
Street 1:	1 PUTNAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2333 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5672.000	363,500		501,600	865,100
Total Card	0.130	363,500		501,600	865,100
Total Parcel	0.130	363,500		501,600	865,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.77 | /Parcel: 370.77

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 9626

GIS Ref

GIS Ref

Insp Date 04/09/19

!1204!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	363,500	0	5,672.	501,600	865,100		Year end	12/23/2021
2021	101	FV	351,200	0	5,672.	501,600	852,800		Year End Roll	12/10/2020
2020	101	FV	351,200	0	5,672.	501,600	852,800	852,800	Year End Roll	12/18/2019
2019	101	FV	303,800	0	5,672.	649,200	953,000	953,000	Year End Roll	1/3/2019
2018	101	FV	290,400	0	5,672.	413,100	703,500	703,500	Year End Roll	12/20/2017
2017	101	FV	290,400	0	5,672.	377,700	668,100	668,100	Year End Roll	1/3/2017
2016	101	FV	290,400	0	5,672.	306,900	597,300	597,300	Year End	1/4/2016
2015	101	FV	272,900	0	5,672.	306,900	579,800	579,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:40:46

LAST REV

Date	Time
04/25/19	18:39:05
mmcmakin	
1204	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRY GEORGE V	1330-60		12/4/2006	Change>Sale	435,000	No	No		
	1081-115		5/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	9626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2007	134	Dormers	6,000			G9	GR FY09	finish dormer add
1/11/2007	20	Dormers	37,000			G8	GR FY08	dormer shell

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	Inspected	DGM	D Mann
12/1/2017	Inspected	PH	Patrick H
11/9/2017	MEAS&NOTICE	BS	Barbara S
1/27/2009	Meas/Inspect	372	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
2/26/2007	MLS	MM	Mary M
4/11/2001	Inspected	PM	Peter M
9/27/1999	Meas/Inspect	264	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5672		Sq. Ft.	Site		0	85.	1.04	2									501,636						501,600	

Total AC/HA:	0.13021	Total SF/SM:	5672	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	501,636	Spl Credit		Total:	501,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.22859204
Const Adj.:	0.99989998
Adj $ / SQ:	135.132
Other Features:	93369
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446573
Depreciation:	83063
Depreciated Total:	363510

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

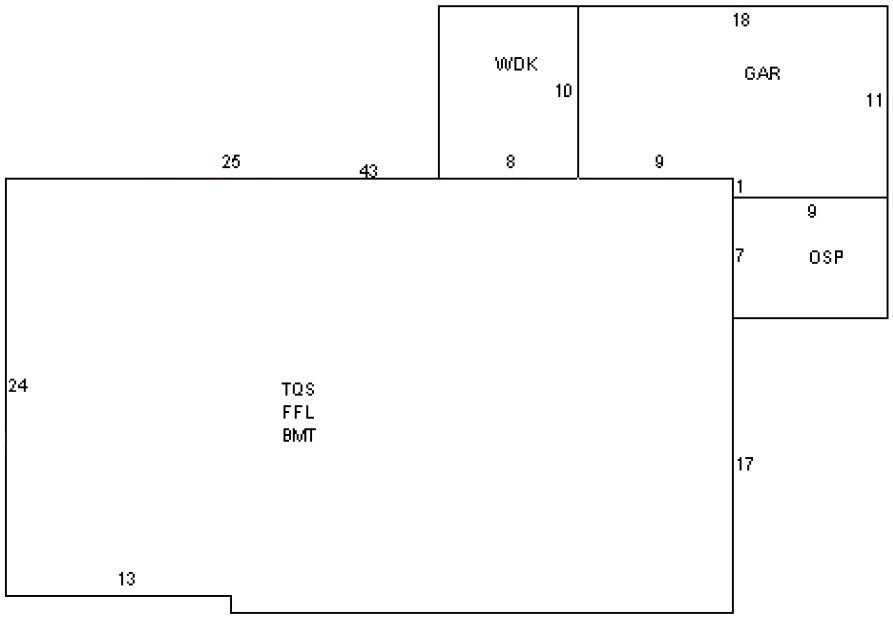
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.64
Special Features:	0	Val/Su Net:	114.16
Final Total:	363500	Val/Su SzAd	200.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,037	55.740	57,804
FFL	First Floor	1,037	135.130	140,131
TQS	3/4 Story	778	135.130	105,099
GAR	Garage	189	28.220	5,334
WDK	Deck	80	16.000	1,280
OSP	Screen Porch	63	46.950	2,958

Net Sketched Area:	3,184			Total:	312,606
Size Ad	1814.75	Gross Area	3443	FinArea	2333

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc